Resolution 23-62 and
Resolution 23-62, Proposed CD1
Testimony

MISC. COM. 366

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July 9, 2021

City Council Members
City and County of Honolulu

RE: CR-188 Resolution 23-62 and Resoultion 23-62, Proposed CD1.
Approving a conceptual for an Interim Plannned Development-Transit (IPD-T) Project for 1538 Kapiolani Tower Project.

1538 Kapiolani Tower off-site affordable residential rental unit (1564 Kalākaua Ave)

Aloha Council Members:

This is regarding the planned affordable housing development at 1564 Kalakaua Avenue. The project is part of 1538 Kapi'olani Tower development plans to meet their affordable housing requirements. While I am in favor of creating more housing opportunities and I do not object to the Kapiolani Tower, I do have concerns regarding the proposed affordable housing development project separate from the development and particularly the proposed unit on Kalākaua Avenue.

My concerns were initially made in a letter to the Department of Planning and duirng the TOD Reveiwing Committe. (see attached letter date January 24, 2023.) At that time I addressed my concerns about the offsite affordable housing development, which is summarized here:

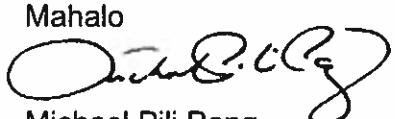
1) Traffic to the 900 block of Punahou Street area as there is no plans to use Kalakaua Ave. as the main ingress/egress.
2) 10 Parking stalls for a seven story, 35-unit building.
3) Run off from rain and flooding.
4) Required assessment of land/soil and impact to area and the Makiki Stream.

I hope the Department of Planning and Permitting will address these concerns when the permit for the affordable unit at 1564 Kalakaua Avenue is submitted. As trusted elected official I will also assume you will take responsibility for overseeing any negligence and negative impact the development may bring to my community.

As I mentioned I do not disapprove of the 1538 Kapi'olani Tower, but I do not think building affordable housing at another location is the best practice. As more development projects come up for review, please keep in mind how these separated developments impact/separate communities, small business, family units, schools and the surrounding areas.

These are my concerns and I hope you will address them before moving this application to the next level. Should you have any questions or concerns please do not hesitate to contact me.

Mahalo



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January 24, 2023

City and County of Honolulu - Department of Planning and Permitting
TOD Agency Review Committee

RE: 1538 Kapiolani Tower off-site affordable residential rental unit (1564 Kalākaua Ave)
INTERIM PLANNED DEVELOPMENT – TRANSIT (IPD-T) PERMIT
FILE NO. 2022/PDP-1 (JD)

Aloha Reviewing Committee:

This is regarding the planned affordable housing development at 1564 Kalakaua Avenue. The project is part of 1538 Kapi'olani Tower development plans to meet their affordable housing requirements. While I am in favor of creating more housing opportunities, I do have concerns regarding the proposed housing development project on Kalākaua Avenue.

This development is north of my property, as neighbors we share the same street frontage on Punahou Street. According to the conceptual plans we will continue to share the same street, as there are currently no plans to build a bridge over the Makiki Stream to access the property from Kalākaua Avenue. Perhaps access via Kalākaua Avenue should be required as mornings and afternoons the traffic is very heavy in both directions as cars going to Ala Moana/Waikiki use Punahou Street to get to Kalākaua Avenue via Philip Street; and on the opposite side cars are dropping/picking up children at Washington Middle School. Adding a building complex with 50+ people in the area will increase traffic.

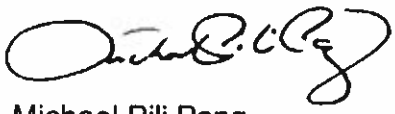
The plans show only ten (10) parking stalls for the proposed building with thirty-seven (37) units. Where will the other cars be parked? There are only four to six parking stalls between King Street and Philip Street available now. More parking stalls must be required to accommodate 37 units.

Punahou Street has no storm drains; the runoff from a six-story building with most of the 7,400 square feet lot covered with concrete will cause flooding and standing water on Punahou Street when it rains. Not to mention the required raised elevation will cause run off onto my property below.

Lastly, a ground assessment must be completed; others who have tried to develop in the area have found the soil to be mostly made of sand. Constructing a six-story building on the lot will require a solid foundation; will there be any guarantees this will not affect the neighboring properties or the embankment along Makiki Stream?

These are my current concerns and I hope you will address them before moving this application to the next level. Should you have any questions or concerns please do not hesitate to contact me.

Mahalo



Michael Pili Pang